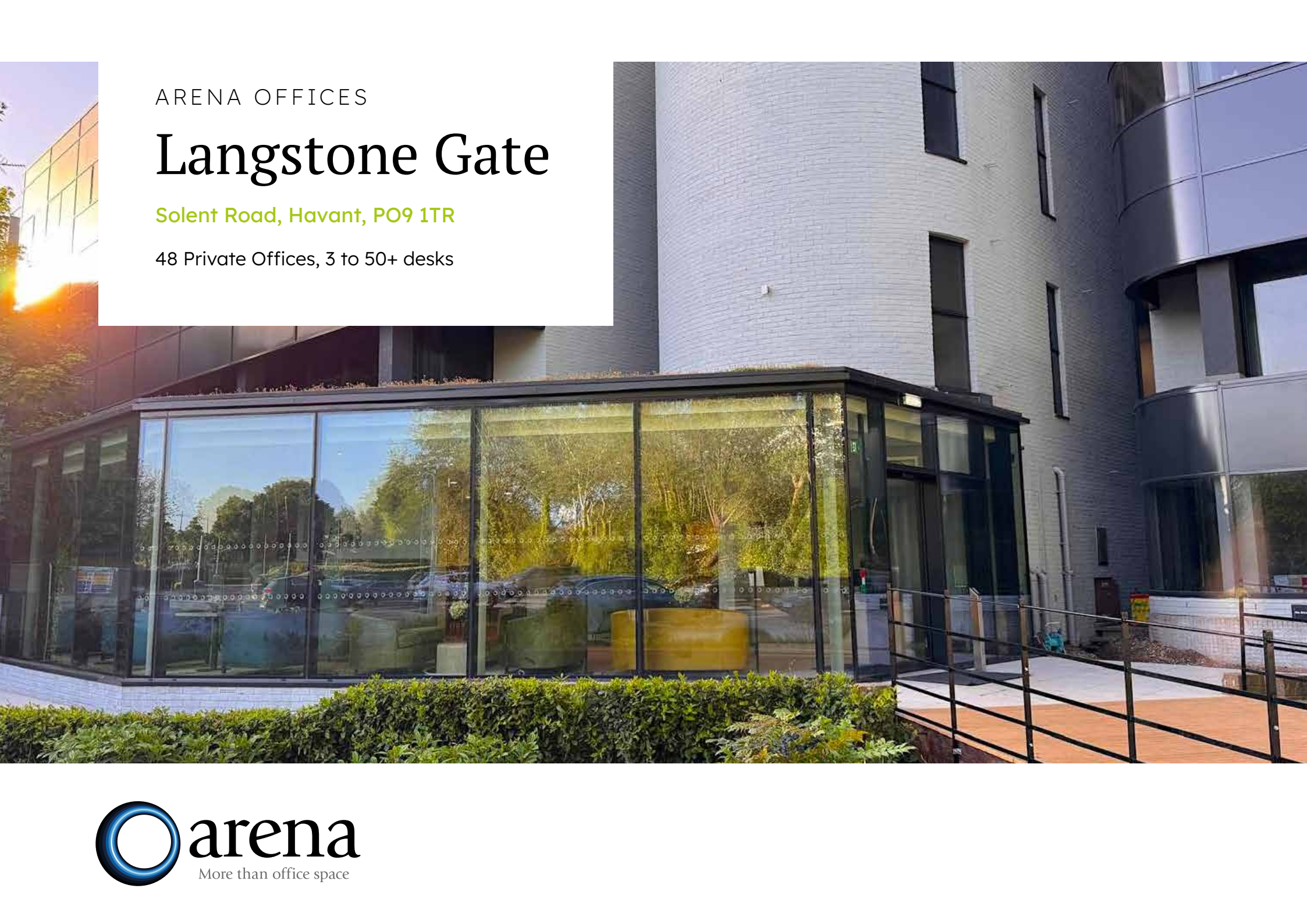




ARENA OFFICES

Langstone Gate

Solent Road, Havant, PO9 1TR

48 Private Offices, 3 to 50+ desks

Welcome to Langstone Gate

A photograph of two women sitting at a dark wooden table in an office. The woman on the left has blonde hair and is wearing a dark blue t-shirt, smiling at the camera while holding a smartphone. The woman on the right has reddish-brown hair tied back and is wearing a red sweater, looking towards the first woman. A laptop is open on the table between them. To the left of the blonde woman is a white mug with the 'arena' logo. Large windows in the background show a lush green forest. In the foreground, the back of a black office chair is visible.

“The team at Arena are great! Nothing is too much trouble, everyone is approachable and really friendly. The offices are ready to move into with great tech, furnishings and large windows (definitely a plus!) The value for money at Arena is the reason why we chose to move our business here and it we are glad we did.”

Jez Bellenie, Under One Cloud IT Support

The Specification

- | | |
|--|--|
|  24/7 Access & Security |  Free Roasted Coffee |
|  Secure Onsite Parking |  Showers |
|  Concierge Meet & Greet |  Bicycle Storage |
|  Breakout Spaces |  Office Cleaning |
|  Hi-Tech Meeting Rooms |  Full Sound-Proofing |
|  Business Lounge |  Individual Climate Control |
|  Outdoor Spaces |  Networking Events |
|  Kitchen Facilities |  Fast Wi-Fi |

Private office from 3-50+ desks

Ground Floor - offices from 145 - 2,713 sq. ft.

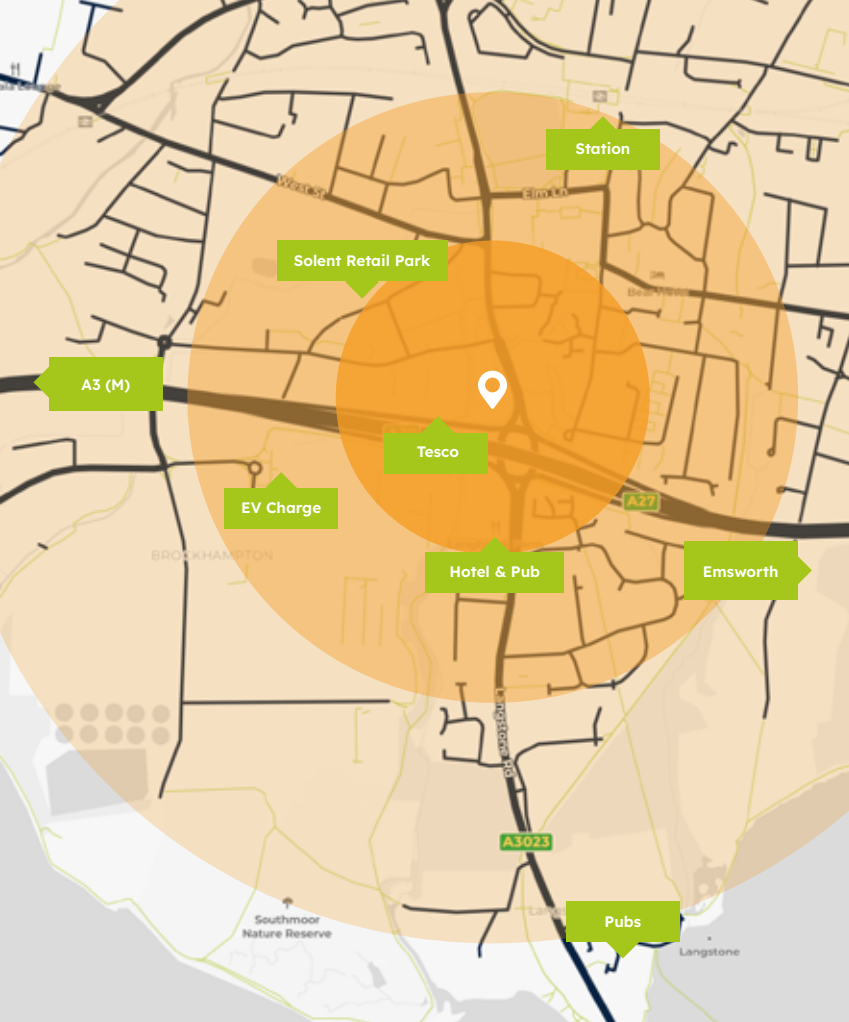
First Floor - offices from 135 - 3,198 sq. ft.

Second Floor - offices from 145 - 1,428 sq. ft.

Third Floor - offices from 239 - 1,381 sq. ft.

Description

Newly refurbished, Langstone Gate offers breakout areas designed to promote creativity and collaboration, including bench spaces, work pods, and sofa areas. With a friendly meet-and-greet welcome, it provides flexible office solutions for 3 to 50+ desks, ideal for entrepreneurs, SMEs, and corporates.



Ideal Location

Located close to a shopping complex, this business centre benefits from an excellent central location. This centre is located within a 10 minute walk from Havant train station with frequent, direct services to London Waterloo. The centre is within a 30 minute drive from Southampton airport and in close proximity to the M27, A3 and A27, providing great access for a simple commute.



Rail: Havant Station (0.5 Miles)



Road: A3 (2 Miles), M25 (47 Miles)



Air: Southampton Airport (22 Miles)

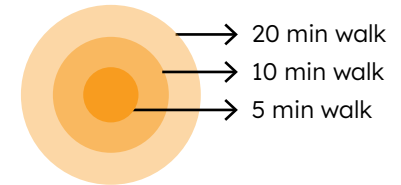
Rail journey times:

Havant to Chichester: **10 mins**

Havant to Portsmouth & Southsea **13 mins**

Havant to Southampton: **42 mins**

Havant to London Waterloo: **1 hr 17 mins**



Choose your Workspace

Whether you're a growing startup, SME, or established corporate, Arena offers fully serviced, flexible workspaces to suit your business. One simple monthly cost covers everything — from utilities, cleaning, security, and maintenance to a 5-star concierge reception — so you can stay focused on what matters.



3-9 Desks

For growing teams

Ideal for startups, small businesses, and satellite teams. A private, fully serviced office with the flexibility to scale as you grow. Includes access to communal meeting rooms, breakout areas, and business lounges — plus unlimited coffee and tea, all included.



10-29 Desks

Flexibility to scale as needed

Perfect for scale-ups, regional teams, or project offices. Expand or reduce your space as needed, only paying for what you use. Our in-house design team can tailor and brand your space for collaboration, focus, or creativity. A perfect balance of private workspace with access to vibrant communal areas and a dynamic business community.



30+ Desks

Customised Managed Offices - flexible and hassle-free

For larger teams, corporate branches, or regional HQs, benefit from a fully customised private space without the constraints of a lease. Whether you need a self-contained suite or a full floor, we'll configure your layout, internal meeting rooms, and branding - all managed by us, end to end.



Meet & Greet



Breakout Spaces



Meeting Rooms



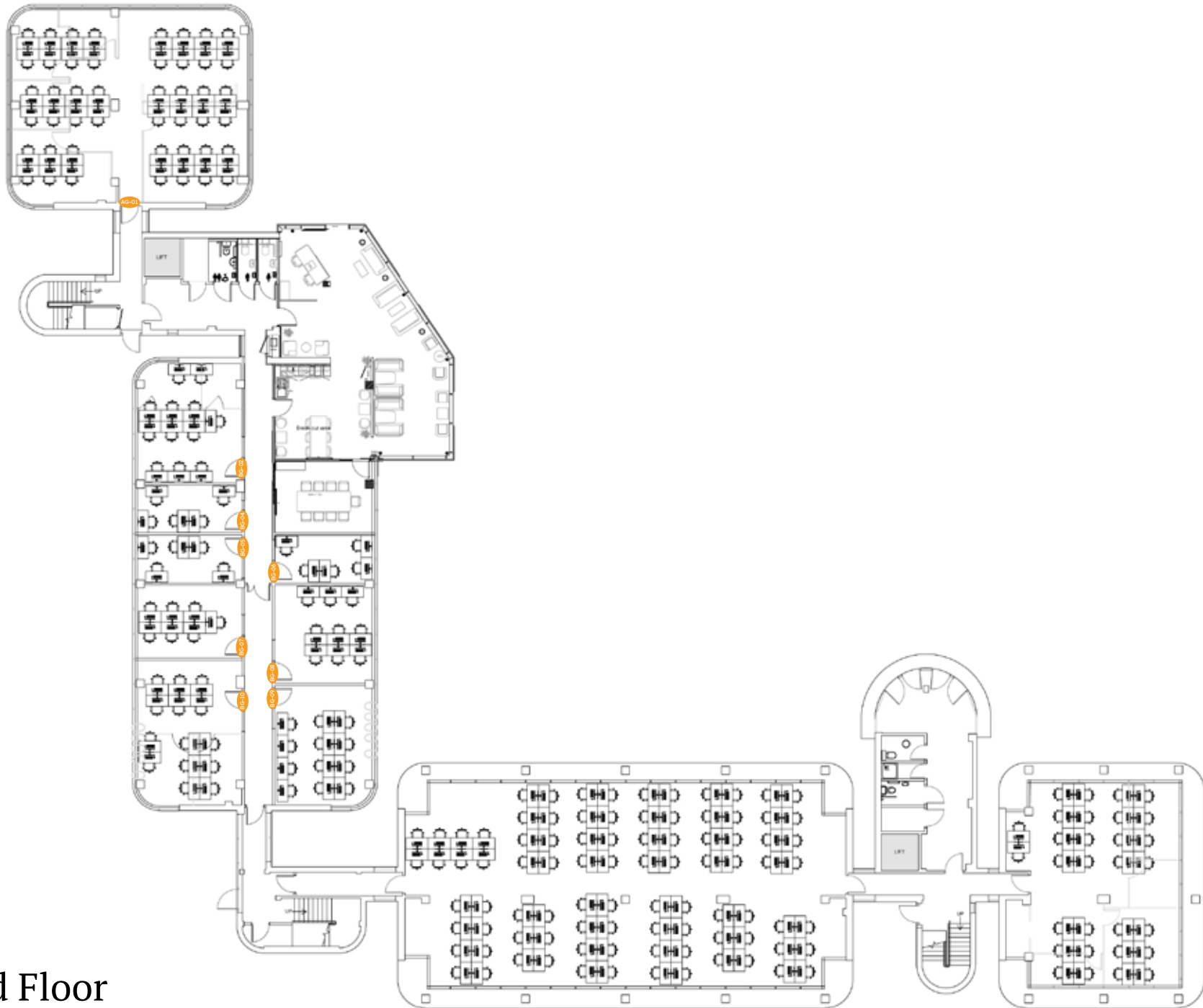
Business Lounges



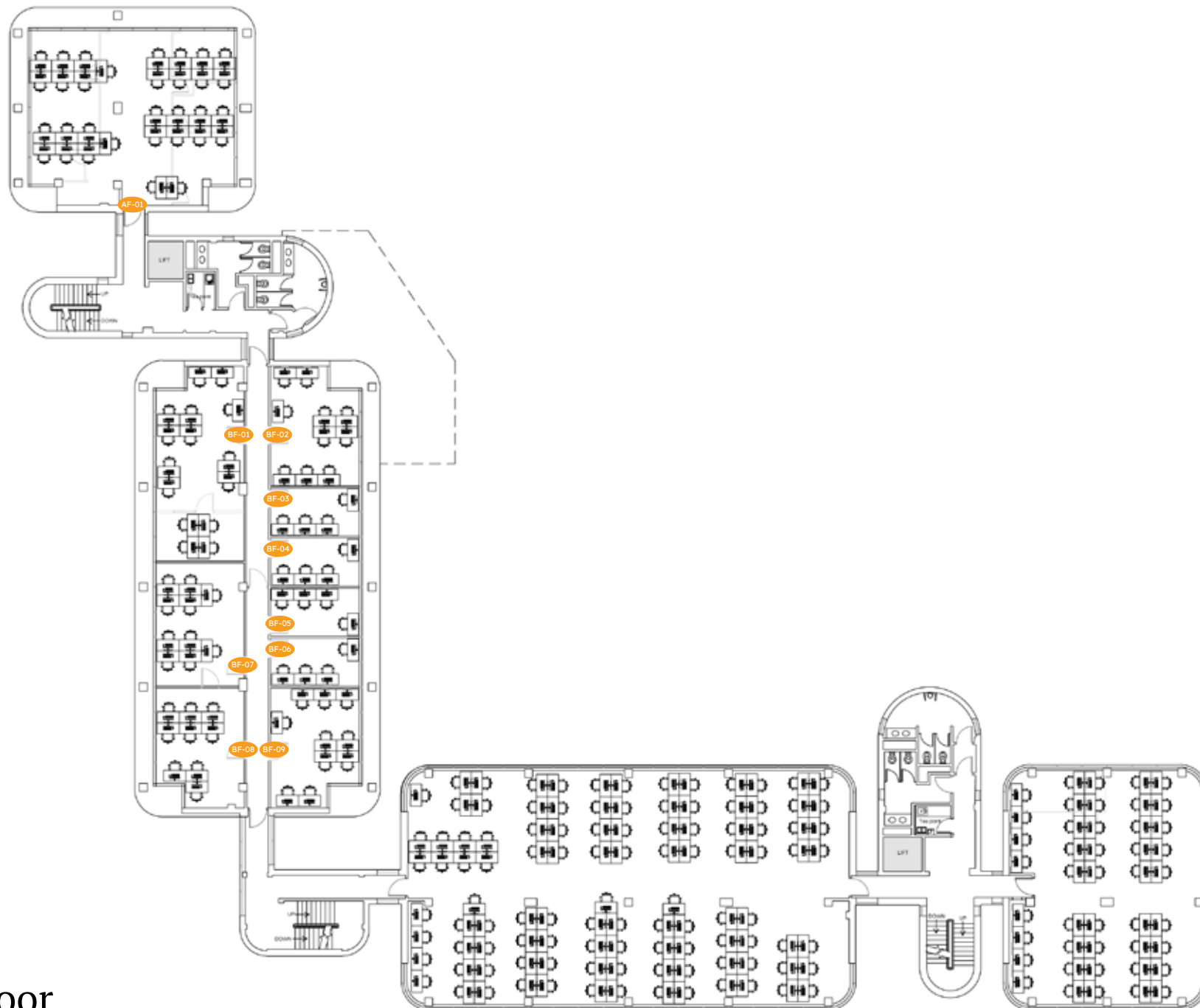
What else is included?

	Tenure	Arena Serviced	Leased Office
Premises & Property	Building insurance and legal fees covered	✓	✗
	All internal and external building maintenance	✓	✗
	Regular office decoration and upkeep	✓	✗
	No dilapidation charges	✓	✗
	No stamp duty (typically 1% on 5-year leases)	✓	✗
	Service charges included	✓	✗
	Landscaped grounds fully maintained	✓	✗
Parking	On-site parking spaces available	✓	✗
	Secure car park access and monitoring	✓	✗
Security Access & Compliance	Secure door entry systems	✓	✗
	CCTV installation, monitoring & admin	✓	✗
	Fire alarm, emergency lighting & extinguisher servicing	✓	✗
	Health & safety compliance and risk assessments	✓	✗
	Full accessibility (DDA compliant)	✓	✗
Cleaning & Hygiene	Office & communal area cleaning and waste disposal	✓	✗
	Window cleaning included	✓	✗
	Toilet facilities fully stocked, cleaned, and maintained	✓	✗
	Kitchen & coffee stations cleaned & maintained	✓	✗
Utilities & Connectivity	Electricity, gas, water, waste services included	✓	✗
	Fast business-grade Wi-Fi and internet infrastructure	✓	✗
Workplace Comfort & Fit-Out	Heating and air conditioning	✓	✗
	Fully furnished offices	✓	✗
	Acoustic soundproofing	✓	✗
	Office design and partitioning included	✓	✗
Community & Amenities	Professional reception with on-site concierge team	✓	✗
	Access to breakout spaces and informal areas	✓	✗
	Meeting rooms and business lounge areas	✓	✗
	Community events, socials and lunch & learn talks	✓	✗
	Kitchen facilities with equipment & fresh milk daily	✓	✗
	Complimentary unlimited tea & coffee	✓	✗

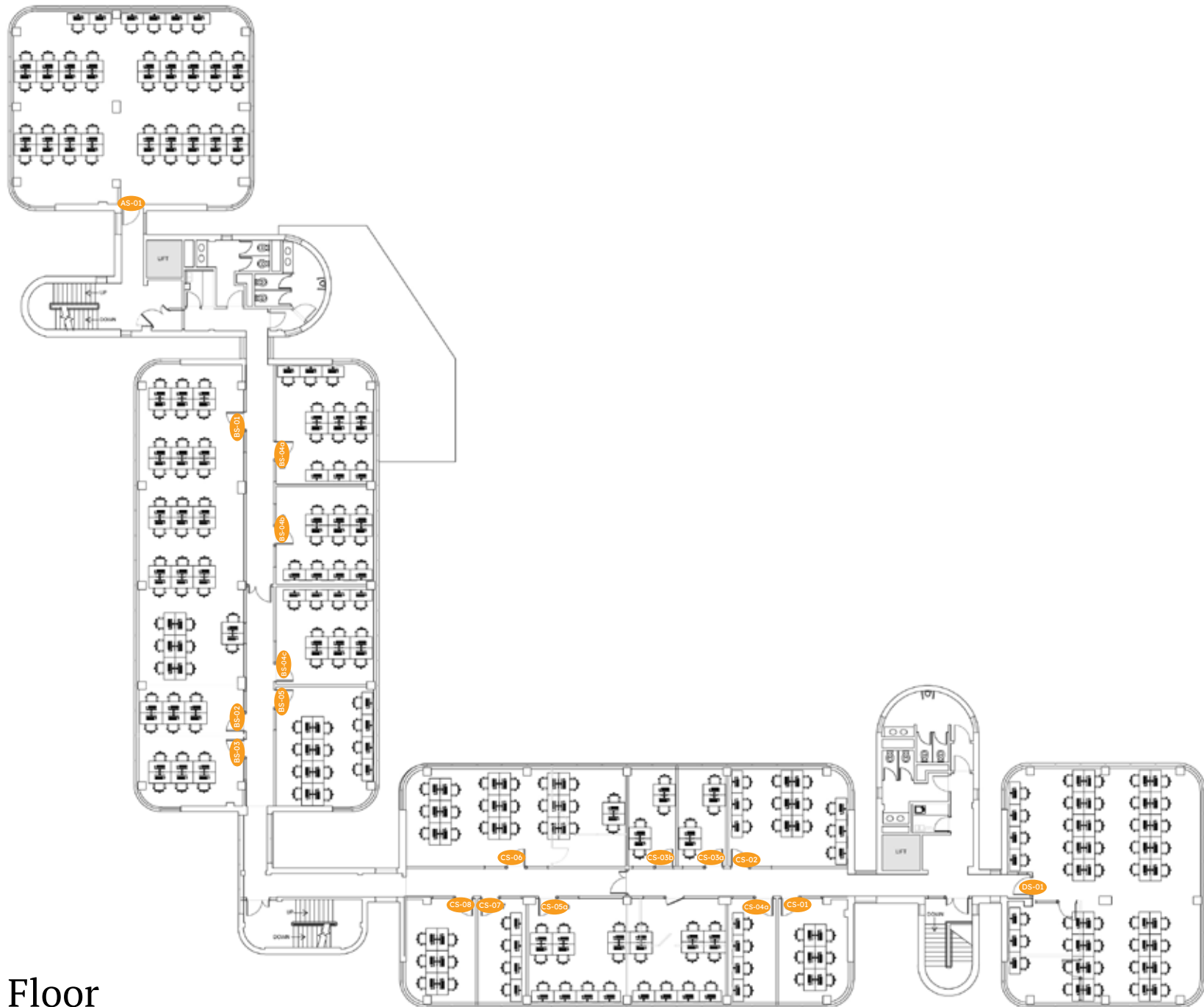




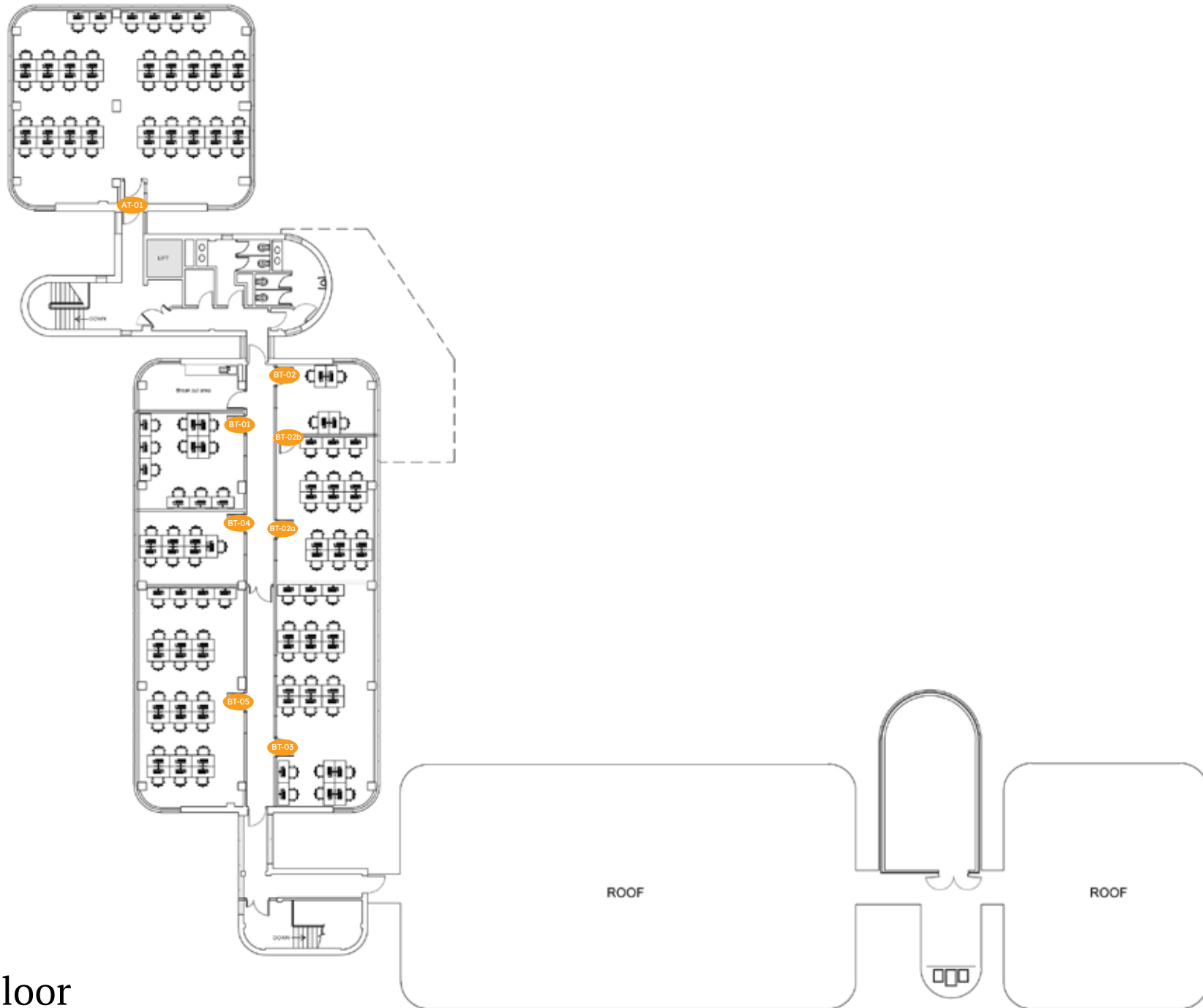
Ground Floor



First Floor



Second Floor



Third Floor



Our Story

Since 2003, Arena Offices has been creating inspiring workspaces that help businesses thrive. From our first centre near Bournemouth to a growing portfolio of 12 premium locations across the South of England, our mission has remained the same: to make coming to work a pleasure.

As a privately owned company, we take a long-term view; building strong client relationships, maintaining our own buildings, and continually investing in quality, service, and sustainability. Our ethos is shaped around three pillars that define the Arena experience:

Inspiring Workspaces

Every Arena centre is thoughtfully designed to support productivity, creativity, and wellbeing. From stylish breakout areas to fully furnished private offices and high-spec meeting rooms, each space is tailored to meet the needs of modern business with flexibility, comfort, and quality built in.

5-Star Concierge

Our on-site reception teams offer a five-star service that takes care of the day-to-day. From welcoming guests to managing calls and bookings, we handle the details so our clients can focus on what matters most.

Vibrant Community

Arena spaces bring businesses together. Through shared lounges, networking events, and an open, welcoming atmosphere, we foster a sense of community that makes every day more connected and enjoyable.





Grosvenor House - Basingstoke



The Square - Basingstoke



Victoria House - Bournemouth



Riverside Way - Camberley



Lancaster Court - Fareham



Number 25 - Fareham



Abbey House - Farnborough



Nimrod Way - Ferndown



Langstone Gate - Havant



Holyrood Close - Poole

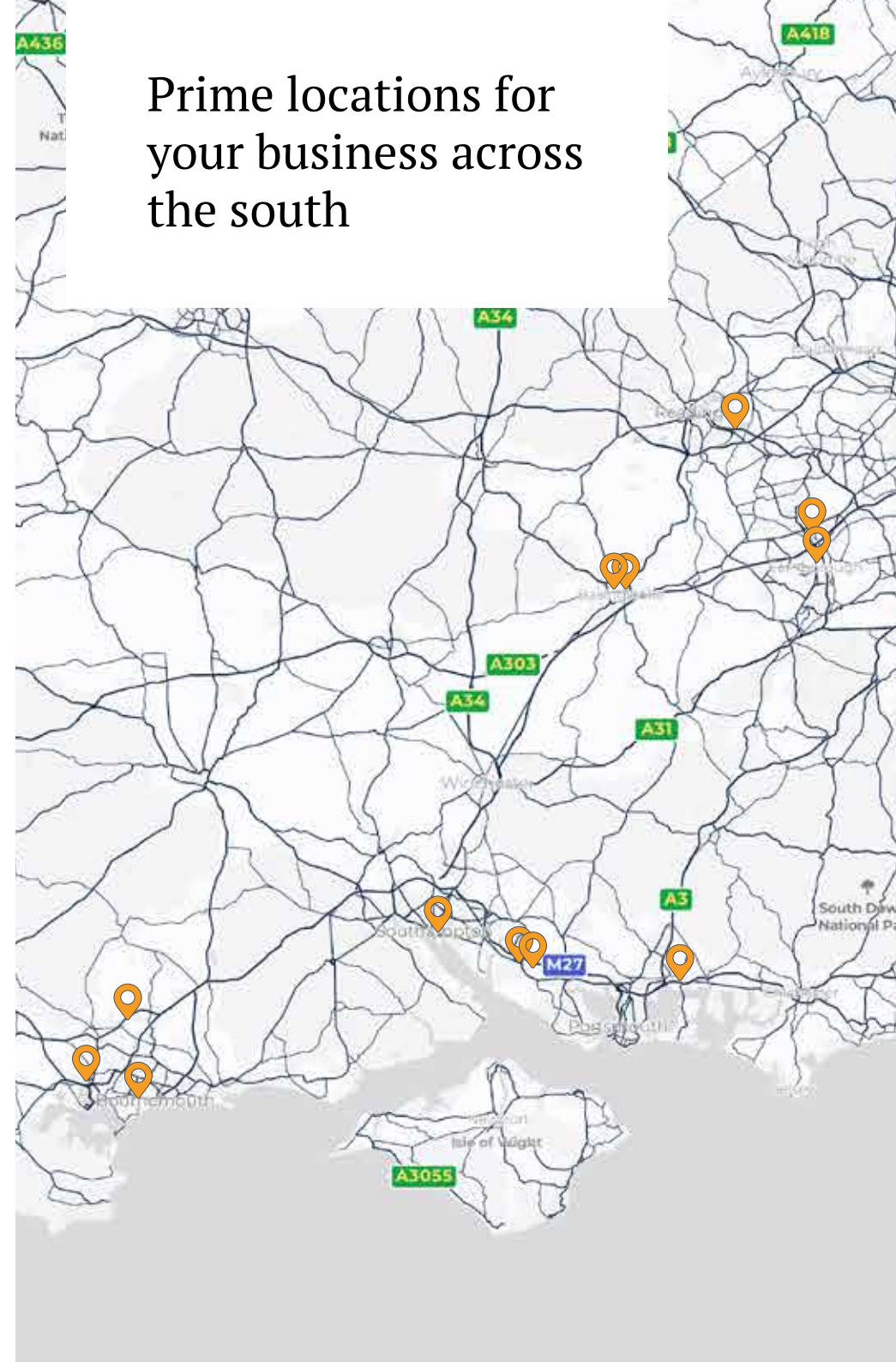


Berkshire Place - Reading



Threefield House - Southampton

Prime locations for
your business across
the south







Make Coming to Work a Pleasure

Langstone Gate

Solent Road, Havant, PO9 1TR

Arenaoffices.com

0330 1246598

hello@arenaoffices.com

